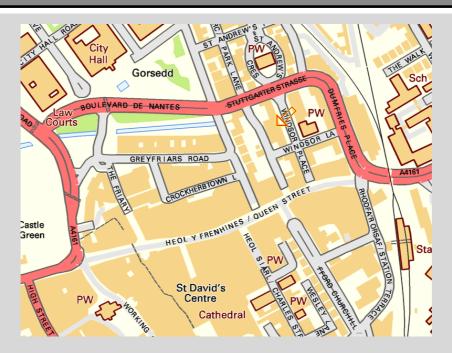
TO LET/FOR SALE

PRIME CITY CENTRE OFFICES 1000 - 4020ft²(93 - 373m²) With 6 parking spaces



22 WINDSOR PLACE CARDIFF CF10 3BY



LOCATION

The property is situated at the heart of Cardiff's CBD, adjacent to Queen Street & within easy walking distance of St Davids Shopping Centre. Queen Street station offers a comprehensive service for commuters & all main bus routes are easily accessible.

Windsor Place has in recent years developed into a vibrant mixed use area with a range of bars & restaurants.

DESCRIPTION

A Georgian style 3 storey building with basement, modernised & extended, mainly open plan with meeting rooms at the front of the 1st & 2nd floors.

ACCOMMODATION

	ft ²	m²
Basement	709	66
Ground	1339	124
1st	979	91
2nd	993	92
Total	4020	373

EPC

'D' Rating (78)

SPECIFICATION

- Double glazing
- Gas central heating
- Wcs on 3 floors
- Kitchens & shower

CAR PARKING

No. 6 designated car parking spaces.

LEASE/PRICE

The accommodation is available for sale freehold or on a new flexible lease of 5 years or longer with breaks. Rent/price on application.

RATES

Rateable value (2017) £47,575(combined)
Rates payable £23,740(combined)

SERVICE CHARGE

The tenant will be responsible for a reasonable proportion of the landlords costs of heating, cleaning lighting of common parts, maintenance, repairs & insurance etc.



March 2018